

**COUNTY OF PLACER**  
**Community Development Resource Agency**

Michael J. Johnson, AICP  
Agency Director

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Michael Wells, Coordinator

**ADDENDUM TO A PREVIOUSLY-ADOPTED  
MITIGATED NEGATIVE DECLARATION**

Pursuant to CEQA Guidelines Section 15164 and Placer County Environmental Review Ordinance Section 18.16.090, an Addendum to a previously-adopted Mitigated Negative Declaration may be prepared if only minor technical changes or additions are necessary. The addendum needs not be circulated for public review but can be included in or attached to the previously-adopted Mitigated Negative Declaration.

This Addendum to the Mitigated Negative Declaration demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the Mitigated Negative Declaration remain substantively unchanged by the situation described herein, and supports the finding that the proposed project does not raise any new issues and does not exceed the level of impacts identified in the previous Mitigated Negative Declaration.

## **Addendum to Mitigated Negative Declaration**

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This Addendum to the previously-adopted Mitigated Negative Declaration for the Enclave at Granite Bay project has been prepared by the Environmental Review Committee led by E.J. Ivaldi, Supervising Planner, at 530-745-3147.

Project Name **Enclave at Granite Bay**

PLUS # **PSUB 20080329**

State Clearinghouse # **2009042133**

### **BACKGROUND:**

On December 14, 2010, the Placer County Board of Supervisors adopted a Mitigated Negative Declaration for the Enclave at Granite Bay project. The Mitigated Negative Declaration evaluated the environmental impacts associated with the development of a 27-lot Planned Residential Development, including a land use change. The 12.07-acre project site is located on the north side of Elmhurst Drive, at the intersection of Swan Lake Drive in the Granite Bay area, Placer County, APN# 050-020-009,010,011 and 466-080-013.

On December 14, 2010, the Board of Supervisors also approved a General Plan Amendment to change the land use designation on the project site to Rural Low Density Residential (0.9 to 2.3 acres per dwelling unit) and approved a Rezoning to RS-AG-B-40 PD 1.3 (Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet, Planned Development 1.3). In addition, the Board of Supervisors denied the appeal of Camille Courtney, on behalf of Pastor Land Development, Inc., without prejudice, in order to allow the applicant to resubmit a modified Vesting Tentative Subdivision Map consistent with the General Plan Amendment and Rezone approved by the Board.

The Enclave at Granite Bay project now includes a modified Vesting Tentative Map that proposes to subdivide the 12.07-acre site into a 12-lot Planned Residential Development, including two open space lots. The residential lots would range in area from 15,000 to 26,911 square feet. Approximately 46 percent of the project site ( $\pm 5.6$  acres) would be set aside as open space (Lots A and B). Lot A contains a wetlands preservation area, pedestrian path, landscaping, and an emergency vehicle access. Lot B contains a detention basin, pedestrian path connecting to the Ridgeview and Oakhills Schools, and landscaping. The Addendum to the Mitigated Negative Declaration addresses the modified Vesting Tentative Subdivision Map.

### **EVALUATION OF REVISED PROJECT**

The modified Vesting Tentative Subdivision Map for the Enclave at Granite Bay project proposes to reduce the number of residential lots in the Planned Residential Development from 27 to 12 lots, consistent with the land use change approved by the Board of Supervisors on December 14, 2010.

In preparing this Addendum, all of the potential impacts, identified on the Initial Study and Checklist, were considered. For all impact areas, County staff review has concluded that

## **Addendum to Mitigated Negative Declaration**

the proposed modifications to the Vesting Tentative Subdivision Map are consistent or comparable, and in most cases, less impactful than the originally proposed project, and therefore, would have no new impact(s) not already identified in the Mitigated Negative Declaration.

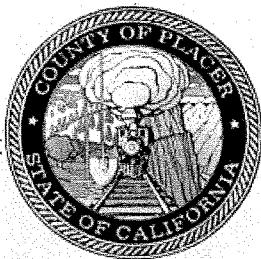
The following table provides a comparison of the ORIGINAL Vesting Tentative Subdivision Map and the proposed revised map:

	<b>Original Vesting Tentative Subdivision Map</b>	<b>Proposed Vesting Tentative Subdivision Map</b>
Required Entitlements	Community Plan Amendment, Rezone, Tentative Subdivision Map, Conditional Use Permit, Tree Permit	Tentative Subdivision Map, Conditional Use Permit, Tree Permit
Project Site Area	12.07 acres	12.07 acres
Total Residential Lots	27 Lots	12 Lots
Lot sizes	5,355 to 11,407 Square Feet	15,000 to 26,911 Square Feet
Area of site dedicated to Open Space Lots	49%	46%
Oak Trees to be Removed	13	6
Impervious Areas/ Paved Roadways	17% / 2 Acres	11% / 1.31 Acres

As shown in the table above, the proposed project modifications would result in 15 fewer residential lots, lot sizes are much larger and more compatible with adjacent properties, there would be less impervious areas, and seven less oak trees would be impacted by development. As a result, the Environmental Review Committee has determined that the proposed modifications are within the scope of the previously-adopted Mitigation Negative Declaration. No new impacts or increases to previously disclosed impacts will result and no new mitigation measures are required. (Note: New mitigation measures may be included if they further reduce previously-disclosed impacts.)

### **CONCLUSION**

In summary, the analysis of this Addendum concludes that the implementation of the project modifications would not result in impacts that were not identified in the previously-approved Mitigated Negative Declaration. None of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR or Negative Declaration have occurred, and thus an Addendum to the Mitigated Negative Declaration is appropriate to satisfy CEQA requirements for the proposed project.



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## **MITIGATED NEGATIVE DECLARATION (Revised)**

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- ☐ The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- ☒ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

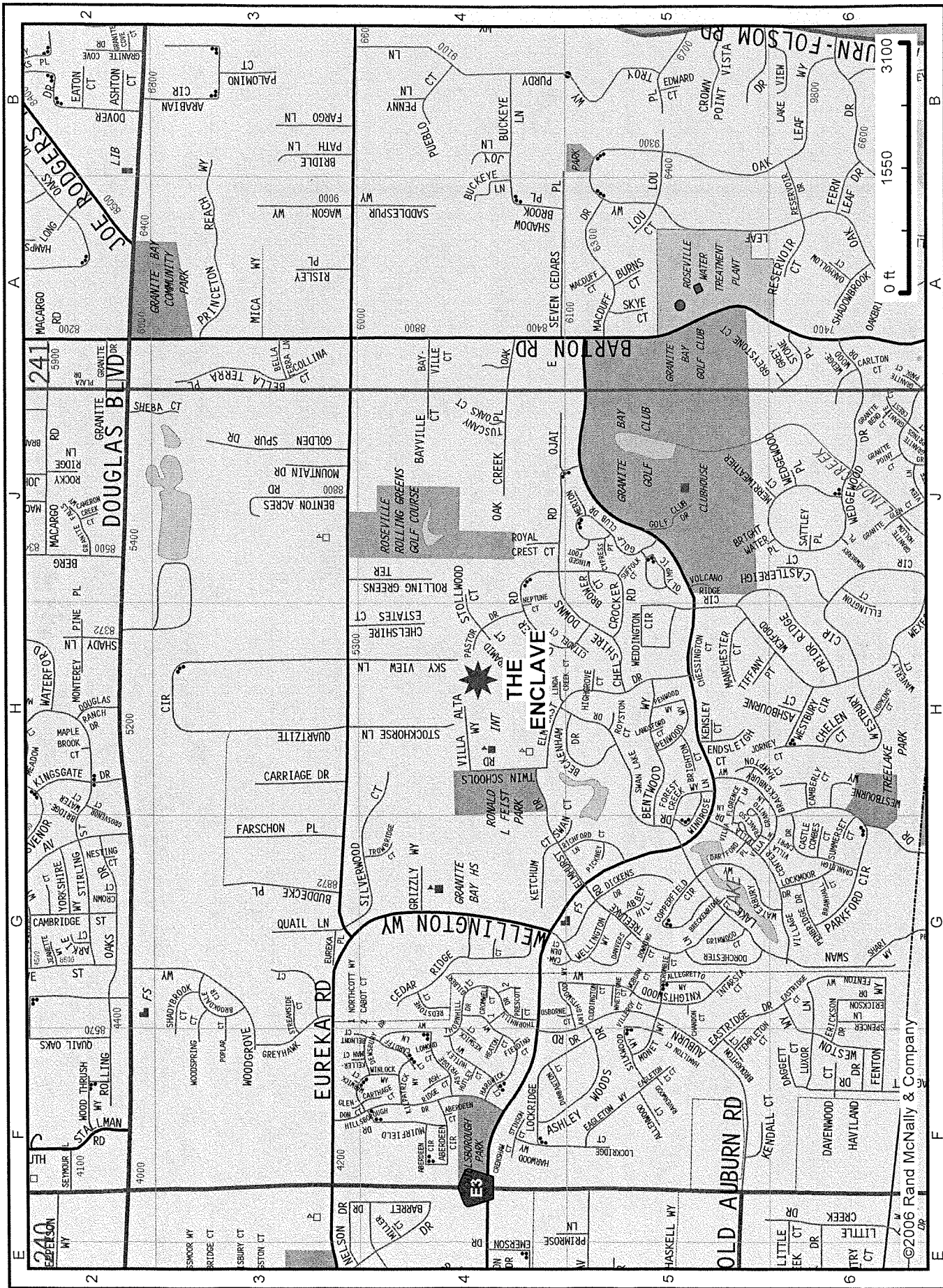
### **PROJECT INFORMATION**

<b>Title:</b> Enclave at Granite Bay, The	<b>Plus#</b> PSUB 20080329
<b>Description:</b> The project proposes the subdivision of 12.07 acres into a 12-lot residential Planned Development with two open space/common area lots.	
<b>Location:</b> North side of Elmhurst Drive, at the intersection of Swan Lake Drive in the Granite Bay area, Placer County	
<b>Project Owner:</b> Pastor Land Development, 8844 Fargo Lane, Granite Bay CA 95661 (916) 791-0880	
<b>Project Applicant:</b> Rancho Cortina Properties, 9575 Cramer Road, Auburn CA 95602 (530) 887-8877	
<b>County Contact Person:</b> EJ Ivaldi	530-745-3147

### **PUBLIC NOTICE**

The comment period for this document closes on **May 27, 2011**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvc/EnvDocs/NegDec.aspx>, Community Development Resource Agency public counter, and at the Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

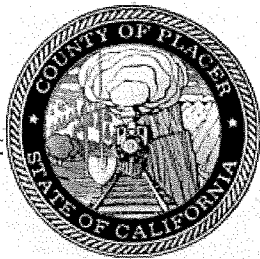
If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.



THE ENCLAVE: 5100 Pastor Dr, Unknown City, CA 95746, 240 - H4







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## INITIAL STUDY & CHECKLIST (Revised)

The Initial Study & Checklist was posted for a 30-day public review from April 30, 2009 to May 29, 2009. Subsequent to the public posting period, a Supplemental Traffic Analysis and Trip Generation Comparison dated May 20, 2009 was received which resulted in clarifications in the discussion and project description under Section IV. Biological Resources and Section XV. Transportation & Traffic. These changes, made on June 24, 2009, did not affect the level of impacts or the conclusions discussed in the document. Pursuant to CEQA Guideline Section 15073.5(c), the changes would not require reposting of the environmental document.

On December 14, 2010, the Board of Supervisors approved the General Plan Amendment and Rezone portion of the project and further directed the project to be modified as discussed in this Revised Initial Study Checklist.

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

### A. BACKGROUND:

Project Title: <b>Enclave at Granite Bay, The</b>	Plus# PSUB 20080329
Entitlements: Vesting Tentative Subdivision Map, Conditional Use permit, Tree Permit	
Site Area: 12.07 acres/525,769 square feet	APN: 050-020-009,010,011;466-080-013
Location: North side of Elmhurst Drive, at the intersection of Swan Lake Drive in the Granite Bay area, Placer County	

### Project Description:

The Enclave at Granite Bay is an infill project that includes the subdivision of 12.07 acres into a 12-lot Planned Residential Development, including two open space lots. The residential lots would range in area from 15,000 to 26,911 square feet. Approximately 46 percent of the project site ( $\pm 5.6$  acres) would be set aside as open space (Lots A and B). Lot A contains a wetlands preservation area, pedestrian path, landscaping, and an emergency vehicle access. Lot B contains a detention basin, pedestrian path connecting to the Ridgeview and Oakhills Schools, and landscaping. Solid wood fencing and retaining walls, where necessary, would be constructed along the project's perimeter. Access would be provided by the continuation of Pastor Drive in the north east portion of

the site. An emergency vehicle access (EVA) would connect to Elmhurst Drive at the intersection with Swan Lake Drive (Option A), and would not be open to through traffic. In the event the "Option A" EVA is not constructed, an alternative EVA would be provided at the terminus of Sky View Lane (Option B). Utility easements are proposed at both locations in order for the project to connect to public sewer and water.

Project entitlements requested include a Vesting Tentative Subdivision Map and Conditional Use Permit. A Tree Permit is also being requested to allow for the removal of two Landmark Cottonwood Trees which would be impacted with the installation of utilities and construction of the EVA. The project is consistent with the Granite Bay Community Plan land use designation "Rural Low Density Residential (.9 - 2.3 acres per dwelling unit)", and "RS-AG-B-40 PD 1.3" Zone District, approved by the Board of Supervisors December 14, 2010.

#### **Project Site:**

The project site comprises 12.07 acres of undeveloped land characterized as open with relatively flat terrain at an elevation of about 300 feet. Vegetation onsite includes annual non-native grasslands, scattered trees including Blue and Interior Live Oaks, Red and Arroyo Willow, and Fremont Cottonwood; several seasonal wetlands and a large emergent marsh that is located in the southern portion of the property. The two large Fremont Cottonwood trees are designated "Landmark Trees" by resolution of the Placer County Board of Supervisors and are located within the County right-of-way along Elmhurst Drive. The Landmark trees are proposed to be removed for the proposed emergency vehicle access/utility easements off of Elmhurst Drive. Surrounding properties include large-lot rural residential land uses to the north including the terminus of Skyview Lane. There are rural low density residential uses to the east including the terminus of Pastor Drive. Elmhurst Drive and Linda Creek Court border the project site to the south along with low density residential uses. The Ridgeview Elementary and Oakhills schools are located to the west along with some rural low density residential uses.

#### **B. ENVIRONMENTAL SETTING:**

Location	Zoning	General Plan/Community Plan	Existing Conditions and Improvements
Site	Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet, Planned Development 1.3 (RS-AG-B-40 PD 1.3)	Rural Low Density Residential (0.9-2.3 acre minimum)	Undeveloped
North	Residential Agricultural, Combining Minimum Building Site of 100,000 square feet (RA-B-100)	Same as project site	Rural, large-lot, residential use
South	Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet (RS-AG-B-40)/Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 20 acres, Planned Development 2.27 (RS-AG-B-X 20 acre minimum PD 2.27)	Rural Low Density Residential (0.9-2.3 acre minimum)/Low Density Residential (.4-.9 acre minimum)	Low density residential use
East	Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 100,000 square feet, Planned Development 2.1 (RS-AG-B-100 PD 2.1)	Rural Low Density Residential (0.9-2.3 acre minimum)	Rural low density residential use
West	Residential Agricultural, Combining Minimum Building Site of 100,000 square feet (RA-B-100)/Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet (RS-AG-B-40)	Rural Residential (2.3-4.6 acre minimum)/Rural Low Density Residential (0.9-2.3 acre minimum)	Rural low density residential use/ Ridgeview Elementary and Oakhills Schools

#### **C. PREVIOUS ENVIRONMENTAL DOCUMENT:**

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

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Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR
- ➔ Granite Bay Community Plan EIR

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

#### D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
  - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
  - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

**I. AESTHETICS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)			X	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)			X	

**Discussion- Item I-1:**

The proposed project will not have a substantial adverse effect on a scenic vista as it is not located on or near a scenic vista.

**Discussion- Item I-2:**

The proposed project will not substantially damage scenic resources within a state scenic highway as it is not located on or near a scenic highway.

**Discussion- Item I-3:**

The existing visual character of the area can be described as undeveloped, with views of non-native grasslands; scattered trees including Blue and Interior Live Oaks, Red Willow, and Fremont Cottonwood; a large emergent marsh and two large Cottonwood Trees. The proposed project would result in the construction of 12 new residences, pedestrian trails, fencing, and internal roadways. As part of these improvements, the two large Cottonwood trees and 13 other native trees would be removed. Although there is a potential for the visual character or quality of the site to be impacted, approximately 46 percent of the project area would be set aside as open space/common lot area, including the large emergent marsh. This in combination with extensive landscaping proposed along roadways and within the open space/common lot areas, would reduce any potential visual impact to a level less than significant. No mitigation measures are required.

**Discussion- Item I-4:**

The proposed project would create 12 residential lots, which would result in an incremental increase in new sources of night lighting in the area. Street lighting is not proposed, except as may be required by the Department of Public Works for safety purposes at roadway intersections, similar to other areas in the community. There is no outdoor lighting proposed within the open space/common area lots. New sources of outdoor lighting typically associated with residential uses would be introduced into the area; however, this lighting would be consistent with residential neighborhoods in the area and would not result in any substantial light and/or glare that would affect night time views in the area. To ensure that lighting standards on individual properties and within the subdivision are enforced in a manner consistent with the neighboring community, as well as ensure that individual properties are not subject to undue light trespass from neighboring properties, the following standard condition of approval will be applied to the project: Prior to recordation of the Final Map, the applicant shall submit lighting development standards for inclusion in the CC&R's. The standards shall be reviewed and approved by the Development Review Committee and shall include General Lighting Standards, Residential Standards, Prohibited Lighting and Exemptions, and shall ensure that individual fixtures and other lighting in the subdivision will be designed, constructed, and installed in a manner that controls glare and light trespass, minimizes obtrusive light, and conserves energy and resources. No mitigation measures are required.

**II. AGRICULTURAL RESOURCE** – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (PLN)				X
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN)				X

**Discussion- All Items:**

The project site has not been historically used for agriculture and is not designated as Prime, Unique, Statewide or Local Farmland as shown on maps pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The property is not under a Williamson Act contract.

**III. AIR QUALITY** – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (APCD)			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)			X	
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD)		X		
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)			X	
5. Create objectionable odors affecting a substantial number of people? (APCD)			X	

**Discussion- Item III-1:**

The proposed project will not conflict with the Sacramento Valley Regional Air Quality Management Plan. No mitigation measures are required.

**Discussion- Item III-2:**

The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. No mitigation measures are required.

### Discussion- Item III-3:

The proposed project is located in the Sacramento Valley Air Basin portion of Placer County. This area is designated as non-attainment for the federal and state ozone standard and non-attainment for the state particulate matter standard. According to the project analysis, the project will result in some increase in regional and local emissions from construction and operation.

The project's related short and long term air pollutant emissions will result primarily from diesel-powered construction equipment, trucks hauling materials, vehicle exhaust, dust, etc. Based on the proposed project, the short term construction/operational emissions may be above the District thresholds and the project will contribute to cumulative particulate matter emissions in Placer County.

Air quality impacts associated with the project will be less than significant when the following mitigation measures are implemented:

### Mitigation Measures- Item III-3:

#### MM III.1

- 1a Prior to approval of Grading or Improvement Plans, (whichever occurs first), on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. If APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD, to the local jurisdiction (city or county) that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving APCD approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit.
- 1b Include the following standard note on the Grading Plan or Improvement Plans: The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the APCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.
- 1c Prior to approval of Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the Placer County APCD for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction as required by CARB. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The following link shall be used to calculate compliance with this condition and shall be submitted to the Placer County APCD as described above: <http://www.airquality.org/ceqa/> (click on the current "Roadway Construction Emissions Model").
- 2a In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules (or as required by ordinance within each local jurisdiction).
- 2b Include the following standard note on the Improvement/Grading Plan: The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. *(Based on APCD Rule 228 / section 401.5)*
- 2c Include the following standard note on the Improvement/Grading Plan: The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. *(Based on APCD Rule 228 / section 401.1, 401.4)*
3. Include the following standard note on the Improvement/Grading Plan: During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. *(Based on APCD Rule 228 / section 401.5)*
4. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties. *(Based on APCD Rule 228)*
5. Include the following standard note on the Improvement/Grading Plan: In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction). *(Based on APCD Rule 228 / section 402)*
6. Include the following standard note on the Improvement/Grading Plan: Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment

- found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours. *(Based on APCD Rule 202)*
7. Include the following standard note on the Improvement/Grading Plan: A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217. *(Based on APCD Rule 217).*
  8. Include the following standard note on the Improvement/Grading Plan: During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
  9. Include the following standard note on the Improvement/Grading Plan: During construction, the contractor shall minimize idling time to a maximum of **5 minutes** for all diesel powered equipment.
  10. Include the following standard note on the Improvement/Grading Plan: During construction, **no open burning of removed vegetation shall be allowed** unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. *(Based on APCD Rule 310)*
  11. Include the following standard note on the Improvement/Grading Plan: Processes that discharge 2 pounds per day or more of air contaminants, as defined by Health and Safety Code Section 39013, to the atmosphere may require a permit. **Permits may be required for both construction and operation.** Developers/contractors should contact the District prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. *(Based on the California Health & Safety Code section 39013: <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=hsc&group=39001-40000&file=39010-39060>)*
  12. Include the following standard note on all building plans approved in association with this project: Prior to building permit approval, in accordance with District Rule 225, only U.S. EPA Phase II certified wood burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance. *(Based on APCD Rule 225).*
  13. Include the following standard note on all building plans approved in association with this project: Wood burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application. *(Based on APCD Rule 225, section 302.2).*
  14. Include the following standard note on all building plans approved in association with this project: In order to limit the emission of nitrogen oxides (NOx) from natural gas-fired water heaters, all projects that utilize gas fired water heaters must comply with Rule 246. *(Based on APCD Rule 246).*
  15. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, provisions for construction of new residences, and where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits.

#### Discussion- Item III-4:

The increase of air pollutants generated by the project could adversely affect sensitive receptors like children and senior citizens living in the vicinity of the project in the short term. However, the mitigation measures listed in Item 3 above will reduce these "short term" impacts to a less than significant level. The project's related long-term emissions are below the District's significant thresholds. Therefore, the impacts to the sensitive groups would be less than significant and no mitigation measures are required.

#### Discussion- Item III-5:

The project would result in additional air pollutant emissions generated by diesel-powered construction equipment, and vehicle exhaust that could create objectionable odors in the short term. However, the mitigation measures listed in Item 3 above will reduce these "short term" impacts to a less than significant level. Long term impacts from odors are less than significant and no mitigation measures are required.

#### IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans,		X		



policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)				
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)		X		
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)		X		
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)		X		
6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)			X	
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)		X		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

**Discussion- Items IV-1,2:**

A Biological Resources Assessment prepared by Michael Brandman Associates (dated June 6, 2008) and a Jurisdictional Delineation and Special Status Species Evaluation Report prepared by Gibson and Skordal (dated March 2008) identified potential for impacts to special-status species on the project site. Michael Brandman Associates reconciled the two reports in a letter dated September 5, 2008, and concluded the following: There are no special-status plant species with potential to occur onsite. Protocol-level surveys for Vernal Pool Branchiopods were conducted, but no Vernal Pool Branchiopods were detected. There is no suitable habitat on the project site for the California red-legged frog and western pond turtle as the emergent marsh is dry for the majority of the year. The site is outside the range of the California tiger salamander and giant garter snake. The project site does present suitable habitat for the western spadefoot toad, which is a protected species under California Code of Regulations Title 14, and pre-construction surveys will be necessary to determine the presence or absence of the toad. The project site also provides nesting habitat for birds of prey and other migratory birds. As there is a potential to disrupt nesting raptors during project construction, mitigation is required to reduce any impacts to a less than significant level.

**Mitigation Measures- Items IV-1,2:**

**MM IV.1** A focused survey for the western spadefoot toad shall be conducted by a qualified biologist in all suitable habitats on the project site 30 days prior to commencement of ground disturbing activities to determine the presence or absence of the species. A report summarizing the survey findings shall be provided to the Placer County Planning Department and the California Department of Fish & Game within 30 days of the completed survey. If the species is found on the site, appropriate mitigation measures shall be developed and implemented in consultation with the California Department of Fish & Game. Construction activities may only resume after a follow-up survey has been conducted and a report prepared by a qualified biologist indicating the impacts to the species have been mitigated in accordance with California Department of Fish & Game requirements.

**MM IV.2** Prior to any grading or tree removal activities, during the raptor nesting season (March 1-September 1), a focused survey for raptor nests shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Game within 30 days of the completed

survey. If an active raptor nest is identified appropriate mitigation measures shall be developed and implemented in consultation with California Department of Fish & Game. If construction is proposed to take place between March 1<sup>st</sup> and September 1<sup>st</sup>, no construction activity or tree removal shall occur within 500 feet of an active nest (or greater distance, as determined by the California Department of Fish & Game). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) is no longer active, and that no new nests have been identified. A follow up survey shall be conducted two months following the initial survey, if the initial survey occurs between March 1<sup>st</sup> and July 1<sup>st</sup>. Additional follow up surveys may be required by the Design Review Committee, based on the recommendations in the raptor study and/or as recommended by the California Department of Fish & Game. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1<sup>st</sup> and March 1<sup>st</sup> no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1<sup>st</sup> and March 1<sup>st</sup>. A note which includes the wording of this condition of approval shall be placed on the Improvement Plans. Said plans shall also show all protective fencing for those trees identified for protection within the raptor report.

#### **Discussion Item IV-3:**

The project site contains several scattered Blue Oak trees and two Interior Live Oaks trees that are protected under the Placer County Tree Ordinance (See Discussion item IV-7). These trees do not constitute "oak woodlands" as they do not account for at least ten percent of the canopy onsite or do they signify any significant stand of oak trees. As such, the proposed project will not result in the conversion of oak woodlands.

#### **Discussion Item IV-4, 5:**

Gibson & Skordal, LLC conducted a delineation of waters of the United States on the project site on December 3, 2007, and March 19, 2008, and documented the existence of 2.42 acres of water features, including 0.29 acres of seasonal wetlands, 0.04 acres of channel, and 2.09 acres of emergent marsh. (The channel, emergent marsh and .22 acres of seasonal wetland (SW8) are jurisdictional waters regulated by the US Army Corps of Engineers). Construction activities associated with the proposed project will impact approximately 0.30 acres of seasonal wetlands and channels. The large emergent marsh would remain undisturbed and be located within a wetlands preservation easement located within Lot A.

#### **Mitigation Measures- Items IV-4,5:**

MM IV.3 The wetlands report shall be field verified by the US Army Corps of Engineers, the US Fish & Wildlife Service, and the California Department of Fish & Game as deemed necessary by Design Review Committee prior to the filing of the Final Map. If significant discrepancies arise between the report and the field investigation of these agencies, the Design Review Committee shall schedule a hearing before the Planning Commission to consider revocation or modification of the project's permit approvals.

MM IV.4 Provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at a County qualified wetland mitigation bank. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland or riparian habitat acreage and resource values including compensation for temporal loss. The total amount of habitat to be replaced is 0.30 acres of wetland habitat (the regulatory agencies may require a different ratio that will need to be satisfied). Evidence of payment, which describes the amount and type of habitat purchased at the bank site, must be provided to the County prior to issuance of Improvement Plans or Building Permits which would result in the degradation or loss of the habitat. The amount to be paid shall be the fee in effect at the time the Final Map is recorded.

MM IV.5 The applicant shall install permanent protective fencing, as may be approved by the Design Review Committee, with upright posts embedded in concrete along and around all wetland preservation easement boundaries on Lot A and around the detention facility (Lot F) to the satisfaction of the Design Review Committee. Such fencing shall provide a physical demarcation to future homeowners of the location of protected easement areas or Open Space/Common Area lots as required by other conditions of this project. Such fencing shall be shown on the Information Sheet recorded concurrently with the Final Map as well as on the project Improvement Plans.

#### **Discussion Item IV-6:**

Although the project site supports various habitat types, there are no known native resident or migratory wildlife corridors within the project area, or its vicinity. This is an infill project that is surrounded by rural and low density residential developments, and school facilities, and does not lend support to such corridors. No mitigation measures are required.

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**Discussion Item IV-7:**

An Arborist Report prepared by Sycamore Environmental Consultants, Inc. (dated June 4, 2008) identified 30 native trees onsite of various species, including Interior Live Oak, Blue Oak, Red Willow, Arroyo Willow, and Fremont Cottonwood. A total of 6 trees are proposed to be removed with the proposed subdivision improvements and another three trees would have their driplines impacted by development. The project site also contains two large Fremont Cottonwood Trees, designated as "Landmark Trees" by resolution of the Placer County Board of Supervisors. The Landmark Cottonwood trees which consist of two separate trunks, visibly connected just below the surface, have an approximate diameter at breast height measurement of 48 inches and 60 inches. The applicant is requesting a Tree Permit to remove the trees to construct a County standard width access road to the site from Elmhurst Drive, aligning directly with the centerline of existing Swan Lake Drive.

Placer County consulted with North Fork Associates to conduct a peer review (dated November 10, 2008) of two separate arborist reports prepared for the Landmark Cottonwood trees. The first report, Arboricultural Assessment, was prepared by Randall Frizzell (dated June 2008). The second report was prepared by Sycamore Environmental Consultants, Inc. (dated June 2008). Both of these reports provided an analysis of the Landmark Cottonwood trees and an assessment regarding the health, hazard potential, and whether or not removal of these trees is necessary. After reviewing both reports, North Fork Associates concluded that if roadway improvements are constructed as shown on the Tentative map, around the Landmark Cottonwood trees, 93 percent of the root system would be impacted and the trees would not survive. If the Landmark Cottonwood trees were to remain in their natural state, with no development impact, North Fork Associates stated that several corrective actions could be taken to significantly reduce the hazard potential and improve the structure of the trees.

**Mitigation Measures- Items IV-7:**

**MM IV.6** Trees identified for removal, and/or trees with disturbance to their driplines, shall be replaced with comparable species onsite, in an area to be reviewed and approved by the Design Review Committee, as follows: a) For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). If replacement tree planting is required, the trees must be installed by the applicant and inspected and approved by the Design Review Committee, prior to the acceptance of improvements by the Engineering and Surveying Department. At its discretion, the Design Review Committee, may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement; or b) In lieu of the tree planting mitigation for tree removal listed above, a contribution of \$100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund. If tree replacement mitigation fees are to be paid in the place of tree replacement mitigation planting, these fees must be paid prior to acceptance of improvements.

**Discussion Item IV-8:**

At the present time, Placer County has not adopted a Habitat Conservation Plan or a Natural Communities Conservation Plan.

**V. CULTURAL RESOURCES – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)			X	
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)			X	
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X

5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)			X	

**Discussion- Items V-1,2:**

A Cultural Resources Assessment prepared by Michael Brandman Associates (dated June 5, 2008) documented record searches at the North Central Information Center, the Native American Heritage Commission, the University of California Museum of Paleontology, and a pedestrian survey to relocate and document the existence and condition of previously recorded or new cultural resource sites within the project boundary. The records search indicated that 11 cultural resource sites have been recorded within a 0.25 mile radius of the project boundary, and one site was previously recorded within the project boundaries. However, a field survey of the project area on May 22, 2008, concluded that the five sites located nearest to the project site (CA-PLA-167, CA-PLA-208, CA-PLA-209 and 211, CA-PLA-210), including one cultural resource recorded onsite, no longer exist. As no new cultural resources were discovered during the survey and none of the previously recorded resources were relocated, no historic resources would be affected by project development. As there is always the risk of the inadvertent discovery of unknown resources, standard construction conditions will apply to this project as follows: "If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any onsite construction activities, all work must stop immediately in the area and a qualified archaeologist shall be retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s). If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site". No mitigation measures are required.

**Discussion- Item V-3:**

Michael Brandman Associates consulted with Kenneth L. Finger, Ph.D., Consulting Paleontologist, to perform a Paleontological records search of the project site. Dr. Finger's findings, summarized in a letter dated May 18, 2008, stated that the Lone Formation reaches up to the southeastern tip of the project area, and this formation often contains accumulations of leaves, wood, and coal. In addition, fossils previously reported in Granite Bay include a palm nut, cinnamon leaf, opalized wood, a fern tree trunk, horse teeth, and a mammoth tooth from the Turlock Lake Formation. Due to the extensive disturbance of the project site and the apparent rarity of vertebrate fossils in the geologic units mapped there, no additional surveys are recommended. However, there is the possibility of discovering paleontological resources during deeper, larger, excavations. As such, standard construction conditions will apply to this project and state "a note shall be placed on the improvement plans that if paleontological resources are discovered onsite, the applicant shall retain a qualified paleontologist to observe grading activities and salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered, which require temporary halting or redirecting of grading, the paleontologist shall report such findings to the project developer, and to the Placer County Department of Museums and Planning Department. The paleontologist shall determine appropriate actions, in cooperation with the project developer, which ensure proper exploration and/or salvage. Excavated finds shall be offered to a State designated repository such as Museum of Paleontology, UC Berkeley, the California Academy of Sciences, or any other State designated repository. Otherwise, the finds shall be offered to the Placer County Department of Museums for purposes of public education and interpretive displays. These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Department of Museums. The paleontologist shall submit a follow-up report to the Department of Museums and Planning Department which shall include the period of inspection, an analysis of the fossils found, and present repository of fossils". No mitigation measures are required.

**Discussion- Items V-4,5:**

Michael Brandman Associates sent a letter, dated November 6, 2007, to the Native American Heritage Commission in Sacramento in an effort to determine whether any sacred sites listed on its Sacred Lands File are located within the project area. The Native American Heritage Commission responded on November 8, 2007, stating that a search of its Sacred Land File failed to indicate the presence of Native American cultural resources in the immediate project area. The Native American Heritage Commission provided a list of six Native American

representatives who may have further knowledge of Native American resources. Michael Brandman Associates sent letters to all six tribal contacts on May 27, 2008. To date, there has been no response.

#### Discussion- Item V-6:

There is no evidence of any kind of a burial ground within the project boundary. As such, the proposed project will not disturb any known human remains, including those interred outside of formal cemeteries. The standard construction conditions noted in Item 1 above will ensure that impacts remain less than significant should inadvertent discovery occur. No mitigation measures are required.

#### VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)		X		
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)		X		
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)			X	
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)		X		
9. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? (ESD)		X		

#### Discussion- Items: VI-1,2,3,8,9

The infill development project would result in the disturbance of approximately 2.15 acres of the 12.07 acre site for the development of 12 residential lots, a detention basin, recreation areas, and associated roadway improvements. The lots will not be pad graded, but will allow for custom home construction. The project proposes approximately 5.60 acres of open space/common area lots.

Access to the property will be from an extension of Pastor Drive, a County maintained roadway. The project proposes a fire apparatus access road to be constructed from Elmhurst Drive to the subdivision road; this fire lane will be closed to through traffic with a gate constructed on the Elmhurst Drive end. This property is currently vacant and undeveloped. Site topography consists of relatively flat terrain which slopes mildly down from the east to west over a majority of the site, and down towards the Treelake Branch of a tributary to Linda Creek North which traverses the southern edge of the property. A seasonal drainage swale flows around the north and northwest portions of the property.

According to a preliminary geotechnical engineering study by Youngdahl Consulting Group, Inc. dated November 2007, the primary geotechnical issues to be addressed consist of shallow bedrock, potential for perched groundwater, and potentially expansive soils. In addition, an addendum was prepared by Youngdahl Consulting Group, Inc., dated February 23, 2011, to address the potential presence of smectite clays on the subject property.

Soil types present onsite consist of silty sand materials mixed with occasional thin layers of silty clay and clayey silt materials, gravel materials, and siltstone materials in a medium dense to very dense condition. A layer of moderately to highly expansive soil may be present above the bedrock contact which could lead to structural distress of improvements from shrink and swell due to changes in moisture content. Zones of Lone Formation soils have been previously encountered in the area and these soils were recently identified by the California Geological Survey (CGS, Geologic Hazard Notice 2009-001), Smectite Clay Deposits in Sierra Nevada foothills, December 23, 2009) as a potential source for high expansive potential and slope instability. Grading activities are associated with the establishment of the padded lots, subdivision roadways, emergency vehicle/fire apparatus access road, detention basin, and recreation areas. The project grading would result in approximately 1,200 cubic yards of soil excavation and 2,300 cubic yards of soil fill. The maximum depth of cut/fill is four feet. All resulting finished grades are proposed to be no steeper than 2:1. The geotechnical report concluded that underlying rock materials could likely be excavated to depths of several feet using conventional grading equipment. However, blasting to achieve utility line grades, especially in planned cut areas, is possible. The geotechnical report concluded that the construction of the proposed improvements is feasible from a geotechnical standpoint given that the recommendations of a registered civil engineer are incorporated into the design plans and implemented during construction. Prior to development of final plans, subsurface exploration and laboratory testing shall be performed to develop design criteria and determine the extent of potentially expansive clay, including smectite clays, onsite.

The proposed project's impacts associated with unstable earth conditions, soil disruptions, displacements, compaction of the soil, and changes to topography and ground surface relief features will be mitigated to a less than significant level by implementing the following mitigation measures:

#### **Mitigation Measures- Items VI-1,2,3,8,9:**

**MM VI.1** The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual that are in effect at the time of submittal) to the Engineering and Surveying Department for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on and offsite. All existing and proposed utilities and easements, onsite and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. Prior to plan approval, all applicable recording and reproduction costs shall be paid. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Design Review Committee review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the Engineering and Surveying Department in both electronic and hard copy versions in a format to be approved by the Engineering and Surveying Department prior to acceptance by the County of site improvements.

**MM VI.2** All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Design Review Committee. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Department.

Submit to the Engineering and Surveying Department a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the



Design Review Committee/ Engineering and Surveying Department for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the Design Review Committee/ Engineering and Surveying Department to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

**MM VI.3** Submit to the Engineering and Surveying Department, for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- A) Road, pavement, and parking area design,
- B) Structural foundations, including retaining wall design (if applicable),
- C) Grading practices,
- D) Erosion/winterization,
- E) Special problems discovered onsite, (i.e., groundwater, expansive/unstable soils, presence of smectite clays, etc.), and
- F) Slope stability

Once approved by the Engineering and Surveying Department, two copies of the final report shall be provided to the Engineering and Surveying Department and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This shall be so noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

**MM VI.4** Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.

**MM VI.5** If blasting is required for the installation of site improvements, the developer will comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations.

**Discussion- Item VI-4:**

Based on the preliminary geotechnical study by Youngdahl Consulting Group, Inc., there are no identified unique geologic or physical features at the site that will be destroyed, covered, or modified by the project.

**Discussion- Items VI-5,6:**

The project proposal would result in the construction of subdivision roadways to serve 12 residential lots. Approximately 2.15 acres of the 12.07 acre site will be disturbed by grading activities. The disruption of soils on this undeveloped property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase will create significant potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or adjacent waterways. The Treelake branch of the northern tributary of Linda Creek traverses the southern third of the property. Approximately 600 feet of the proposed subdivision roadway will be constructed adjacent to this tributary flood plain and a 32 foot con-span crossing will be constructed over the drainageway for the entrance road. Erosion and water quality impacts from site grading activities have the potential for causing a direct negative influence on the watershed of Linda Creek. Discharge of concentrated runoff in the post-development condition could also contribute to the erosion potential impact in the long term. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. The disruption of soils on the site has the potential to result in significant increases in erosion of soils both on and offsite. The proposed project's impacts associated with soil erosion will be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures- Items VI-5,6:**

Refer to text in MM VI.1  
Refer to text in MM VI.2  
Refer to text in MM VI.3  
Refer to text in MM VI.4

**MM VI.6** Water quality Best Management Practices shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/

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